

**MINUTES OF THE SPECIAL MEETING OF THE PLANNING BOARD OF THE
VILLAGE OF IRVINGTON HELD IN THE VILLAGE HALL OLD LIBRARY,
ON WEDNESDAY, MARCH 19, 2002.**

Members Present: Peter Lilienfield
Carolyn Burnett
William Hoffman
Walter Montgomery, Secretary

Member Absent: Jay Jenkins

Also Present: Lino Sciarretta, Village Counsel
Edward P. Marron, Jr., Building Inspector
Ralph Mastromonaco
Representatives for the Applicant

IPB Matter Considered: **94-03 - Westwood Associates Development, Inc.
Sht.10, P25J2, 25K2, Sht.10C, B1.226 Lots 25A,
26A, Sht.11, P-25J**

The meeting was called to order at 7:18 p.m.

The Chairman noted that this is a working session and opened the Public Hearing on the Westwood application. Mr. Sciarretta said that the Applicant will need to provide renotification for the Public Hearing on April 10th. The Chairman asked the Applicant to submit a current set of plans showing any changes from earlier plans received by the Board.

Mr. Steinschneider said that the sanitary sewer easement located at the eastern end of Tract A, and the 30' wide easement over HS1 have been modified to include the Village as a party to the easement. He also noted that the proposed utility easement that crossed Tract B to serve the Reilly property has been relocated and now ran down the Reilly driveway to connect into the utilities to the northwest of Marshall's Pond. Mr. Mastromonaco stated the Applicant has satisfactorily dealt with drainage issues. The Chairman asked Mr. Mastromonaco to review the Applicant's water-pressure analyses regarding the lots on Tract A.

The Applicant said that their analysis indicated that the amount of material to be removed from the site was conservatively estimated at 4900 cubic yards for the roads and another 4900 cubic yards for the houses. Mr. Mastromonaco expressed the importance of cooperation with the High School regarding construction traffic to be used in the removal of the fill. The Chairman said that the Applicant would have to coordinate with the School relative to when work was allowed/prohibited, in keeping with the approval resolution(s).

After discussion, it was determined to take all references to pools off the plans. It was noted that some lots were not conducive to pools, others would require variances, and some lots have building envelopes which might be large enough to accommodate such feature. The potential for a pool will be determined at the time of Final Site Plan Approval for each individual lot.

Mr. Mastromonaco discussed the need for repairing the retaining wall along the HS1. The Applicant said that he had walked along the wall, that there are two spots that need to be repaired, and that the Applicant would perform such repairs. The Chairman said that there is a need to indicate on the plans where all repairs are to be made and that the Board should receive a report on the work from the Applicant.

The Chairman also asked that the plans contain a note saying to the effect that the area at the eastern end of HS1 is “reserved for a cul de sac as developed by the Village of Irvington.” This eliminated the construction of the cul de sac for now, but retained the ability for one at a future point.

A discussion of landscaping followed, with the Applicant indicating that he wants to have tree-lined roads, and that any trees that need to be removed during construction would be replaced. The Chairman said that the Board would have the right to require landscaping fronting along the roads but on individual lots as part of Final Site Development Plan approval.

There ensued a discussion of how to address Tract B and Tract C on the subdivision plat in light of the Village’s option to acquire the land from Westwood. The Chairman asked Mr. Sciarretta to review the matter.

Mr. Mastromonaco said that he will discuss with Village officials the issuance of letter indicating that the road drainage and utilities as shown on the plan are acceptable so that the Applicant can begin the review process with the County Department of Health.

The Board reviewed a proposed resolution for approval of the application. The Chairman said that the resolution needs clarifying language with regard to the conditions from the Resolution of Conditional Approval that have been met, those that need to be completed at specific points in the future, and those which are no longer applicable. The Board also discussed future access to and from the Tract A lots by means of Link Road, but reached no final conclusions.

Mr. Mastromonaco said that the Applicant needs to post an improvement and performance bond before the plat is signed. He will work with the Applicant in determining the amount of the bond.

The Board and the Applicant reviewed a “to-do list” including the following:

- The Applicant is to review the construction vehicle plan with the High School, determine the scope of wall repair along HS1 and the need for fencing, address the cul-de-sac at the end of HS1, and take all references to pools off the plans and out of the notes;
- Mr. Mastromonaco is to review water-pressure data submitted by the Applicant, and establish the amount of the improvement and performance-bond
- The Chairman and Village Counsel will discuss how to address Tract B and C on the subdivision plat.

The Applicant indicated that revised subdivision plat and plans would be submitted to the Board prior to the next meeting, scheduled for April 10th, 2002 at 7:00 p.m.

The meeting was adjourned at 9:30.

Respectfully submitted,

Walter Montgomery